

Town of



Tainter

TOWN OF TAINTER
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Town Board

Chair

Randy Valaske

Supervisors

Jerry Mrdutt

Marty Guarneri

Justin Albricht

Jeremy Kozumplik

Clerk/Treasurer

Doris Meyer

Town of Tainter Plan Commission (PC)

Tainter Town Hall

Meeting Minutes

July 2, 2024 @ 7 p.m.

1. CALL TO ORDER. Jeremy Kozumplik, Acting Chairman, called the meeting to order at 7:00 p.m.

2. ROLL CALL (establish a quorum). PC members present: Jerry Mrdutt, Dave Wilsey, Jeremy Kozumplik, Tom O'Neil, Keith Erickson and Diane Bassett. Absent: Darwin Anderson. Quorum established. Others present: Doris Meyer, Town Clerk/Treasurer, Steve Kochaver and 4 others.

3. CERTIFICATION OF COMPLIANCE WITH THE OPEN MEETINGS LAW: Agenda was posted June 26, 2024 on Town Hall Office window and Town website.

4. APPROVAL OF THE AGENDA. Jerry moved to approve agenda as posted and published. Diane seconded the motion. Voice vote: all in favor, none opposed. Motion carried.

5. APPROVE MINUTES. June 4, 2024 Plan Commission meeting minutes were reviewed. Motion made by Jerry to approve June 4, 2024 Plan Commission meeting minutes, seconded by Diane. Voice vote: all in favor, none opposed.

6. BUSINESS.

- a. Gerald & Diane Rabe: Final CSM to combine Lot 1 and Lot 5, located in Government Lot 4, Section 9, Township 29 North, Range 12 West, Town of Tainter, Dunn County, Wisconsin. Steve Kochaver, surveyor for the Rabe's was present and gave information regarding the proposed CSM combining two lots that the Rabe's currently own. The Plan Commission members did not find any areas that conflicted with Town Ordinances nor the Comprehensive Plan. Motion made by Diane and seconded by Dave to recommend approval of the proposed final CSM to the Town Board. Roll call vote: Jerry – yes; Dave – yes; Diane – yes; Jeremy – yes; Tom – yes; Keith - yes. All in favor, none opposed, motion carried.
- b. Donald Lentz: Rezone request to change parcel ID 1703822912362200003 located in the NW ¼ of the NW ¼ of Section 36, Township 29 North, Range 12 West, Town of Tainter, Dunn County, Wisconsin from General Ag (GA) to Residential District (R1).

Don Lentz was present and gave information regarding his request to rezone his 6.1 acre parcel from GA to R1. Currently, the parcel does not meet Dunn County Zoning Ordinance requirement of 8 acres for one residential parcel. Allowing the rezone request would allow for at least one residence, and possibly two if a future land division request is approved, to be built. Discussion was had on if this rezone would create “spot zoning”, although it was noted that several houses are already existing to the West of this parcel. Currently this parcel is not being used as productive ag land and is taxed as Productive Forest Lands. Neighbor letters were mailed, with one neighbor, Aaron Schiefelbein, responding by email, against the rezone request. Jason Huebner, neighbor and realtor for Don Lentz, spoke during public comment in favor of the rezone request. Jeremy stated that he felt the pro’s outweighed the con’s and made a motion to recommend approval of the rezone request from GA to R1 to the Town Board. Motion seconded by Jerry. Roll call vote: Jerry – yes; Dave – yes; Diane – yes; Jeremy – yes; Keith – yes; Tom - no. Five in favor, one opposed, motion carried.

- c. Donald Lentz: Concept to subdivide an approximately 6.1 acre parcel, parcel ID 1703822912362200003 located in the NW ¼ of the NW ¼ of Section 36, Township 29 North, Range 12 West, Town of Tainter, Dunn County, Wisconsin. He currently has the property listed for sale and stated it would allow for a broader group of buyers to purchase the property if the property were split due to a lower purchase price. Concept map was provided and reviewed with discussion following. Due to the steep slope of the property, it was stated that the buildable portion of the entire 6.1 acre property would realistically only allow for two residences. Don will see if rezone request is approved before having surveying completed.

7. REPORTS. Commission Members / Others. None.

8. CORRESPONDENCE.

- a. PUBLIC COMMENT: Three (3) minute limit no discussion and no action. None
- b. Agenda items for next meeting (no discussion & no action): None

9. NEXT MEETING: Next Plan Commission Meeting is Tuesday, August 6, 2024 at 7:00 pm at Tainter Town Hall.

10. ADJOURN. Motion was made by Diane and seconded by Dave to adjourn. All in favor and none opposed. Motion carried.